

City of Bloomington - Annexation

Residential Properties ONLY - Annual Property Tax Increase

Mean & Median

May 12, 2021

The following analyses are based on the portion of property tax increase projections attributable solely to the annexation. Total property tax increases will be higher than shown due to: 12% av growth assumption & the difference in fire protection levy rates versus Benton Township's individual rate, when Township residents begin to pay the Monroe Fire Protection District Rate.

Annual Property Tax Increase Projections

Area	All Residential Properties (1)		Only Over 65 Circuit Breaker Properties (2)	
	Mean	Median	Mean	Median
Area #1A - South-West Annexation Area	\$ 717	\$ 686	\$ 9	\$ 8
Area #1B - South-West Annexation Area	\$ 757	\$ 750	\$ 8	\$ 7
Area #1C - South-West Annexation Area	\$ 367	\$ 383	\$ 3	\$ 2
Area #2 - South-East Annexation Area	\$ 1,238	\$ 1,112	\$ 8	\$ 7
Area #3 - North Island Annexation Area	\$ 379	\$ 365	\$ 3	\$ 2
Area #4 Central Island Annexation Area	\$ 569	\$ 503	\$ 4	\$ 3
Area #5 - South Island Annexation Area	\$ 782	\$ 753	\$ 4	\$ 4
Area #7 - North Annexation Area	\$ 636	\$ 526	\$ 13	\$ 13
All Annexation Areas Combined	\$ 681	\$ 606	\$ 7	\$ 6

Note (1): Based on all parcels with a homestead deduction

Note (2): Based on all parcels with an over 65 deduction and/or over 65 credit

Annual Property Tax Increase Projections - Net of Offsets (3)

Area	All Residential Properties (1)		Only Over 65 Circuit Breaker Properties (2,4)	
	Mean	Median	Mean	Median
Area #1A - South-West Annexation Area	\$ 640	\$ 605	\$ (74)	\$ (78)
Area #1B - South-West Annexation Area	\$ 677	\$ 671	\$ (72)	\$ (79)
Area #1C - South-West Annexation Area	\$ 282	\$ 292	\$ (89)	\$ (89)
Area #2 - South-East Annexation Area	\$ 1,171	\$ 1,049	\$ (60)	\$ (81)
Area #3 - North Island Annexation Area	\$ 301	\$ 273	\$ (83)	\$ (82)
Area #4 Central Island Annexation Area	\$ 481	\$ 412	\$ (73)	\$ (85)
Area #5 - South Island Annexation Area	\$ 698	\$ 669	\$ (87)	\$ (87)
Area #7 - North Annexation Area	\$ 585	\$ 434	\$ (33)	\$ (33)
All Annexation Areas Combined	\$ 604	\$ 520	\$ (71)	\$ (82)

Note (1): Based on all parcels with a homestead deduction

Note (2): Based on all parcels with an over 65 deduction and/or over 65 credit

Note (3): Includes the savings on Sewer bills & hydrant rental due to removal of surcharge (surcharge varies by meter size)

Note (4): Over 65 tax bills are capped at 2% increase over prior year

City of Bloomington - Annexation

All Properties - Annual Property Tax Increase

Mean & Median

May 12, 2021

The following analyses are based on the portion of property tax increase projections attributable solely to the annexation. Total property tax increases will be higher than shown due to: 12% av growth assumption & the difference in fire protection levy rates versus Benton, Salt Creek, and Richland Townships' individual rates, when they join the Monroe Fire Protection District.

Annual Property Tax Increase Projections

Area	All Properties (1)		Only Parcels with an Impact (2)	
	Mean	Median	Mean	Median
Area #1A - South-West Annexation Area	\$ 1,618	\$ 644	\$ 1,927	\$ 719
Area #1B - South-West Annexation Area	\$ 913	\$ 764	\$ 967	\$ 801
Area #1C - South-West Annexation Area	\$ 401	\$ 408	\$ 421	\$ 411
Area #2 - South-East Annexation Area	\$ 1,372	\$ 991	\$ 1,471	\$ 1,051
Area #3 - North Island Annexation Area	\$ 525	\$ 300	\$ 587	\$ 381
Area #4 Central Island Annexation Area	\$ 635	\$ 459	\$ 747	\$ 549
Area #5 - South Island Annexation Area	\$ 4,133	\$ 644	\$ 4,650	\$ 733
Area #7 - North Annexation Area	\$ 655	\$ 28	\$ 1,197	\$ 582
All Annexation Areas Combined	\$ 1,282	\$ 552	\$ 1,496	\$ 650

Note (1): Based on all parcels within the given annexation areas

Note (2): Based on all parcels with an over 65 deduction and/or over 65 credit

Annual Property Tax Increase Projections - Net of Offsets (3)

Area	All Residential Properties (1)		Only Parcels with an Impact (2)	
	Mean	Median	Mean	Median
Area #1A - South-West Annexation Area	\$ 1,556	\$ 568	\$ 1,856	\$ 639
Area #1B - South-West Annexation Area	\$ 842	\$ 688	\$ 892	\$ 725
Area #1C - South-West Annexation Area	\$ 319	\$ 317	\$ 336	\$ 319
Area #2 - South-East Annexation Area	\$ 1,319	\$ 952	\$ 1,415	\$ 1,001
Area #3 - North Island Annexation Area	\$ 464	\$ 236	\$ 520	\$ 329
Area #4 Central Island Annexation Area	\$ 572	\$ 369	\$ 674	\$ 458
Area #5 - South Island Annexation Area	\$ 4,082	\$ 564	\$ 4,593	\$ 645
Area #7 - North Annexation Area	\$ 633	\$ 28	\$ 1,164	\$ 575
All Annexation Areas Combined	\$ 1,223	\$ 466	\$ 1,431	\$ 607

Note (1): Based on all parcels within the given annexation areas

Note (2): Based on all parcels with an over 65 deduction and/or over 65 credit

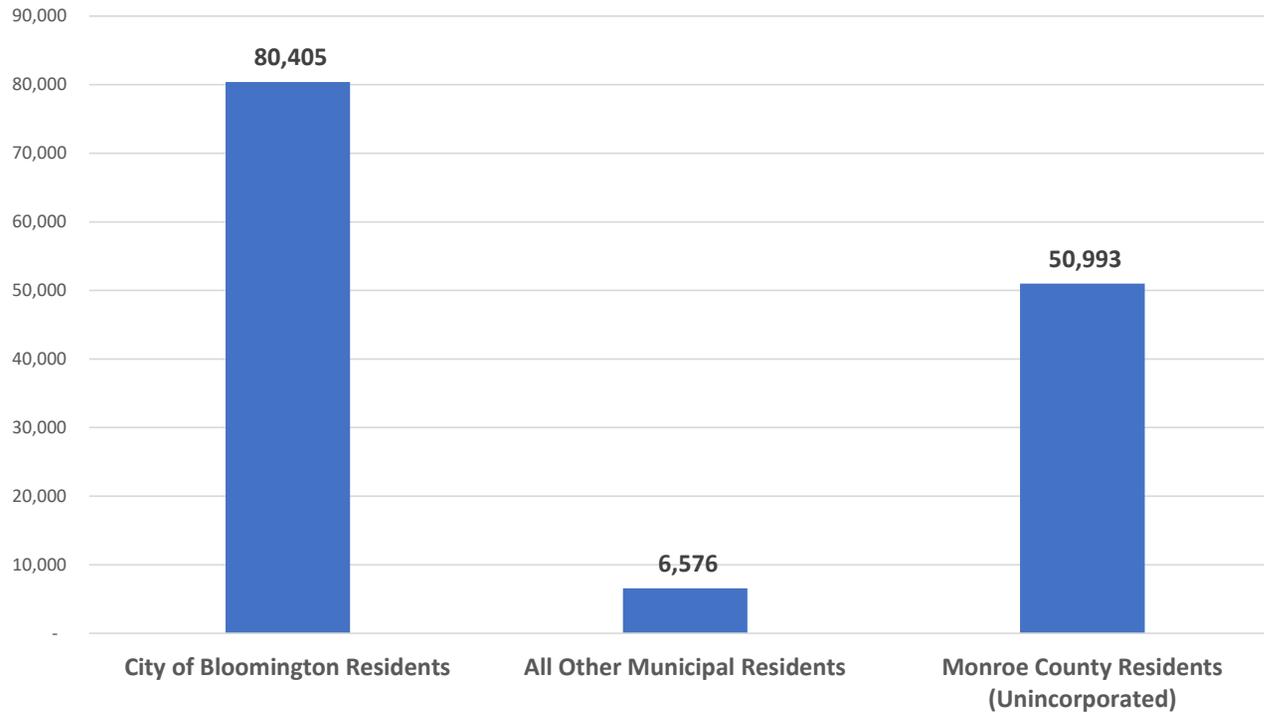
Note (3): Includes the savings on Sewer bills & hydrant rental due to removal of surcharge (surcharge varies by meter size)

City of Bloomington - Annexation

Bloomington & Monroe County Population Comparison

May 12, 2021

2010 Census Population Comparison Bloomington v Monroe County



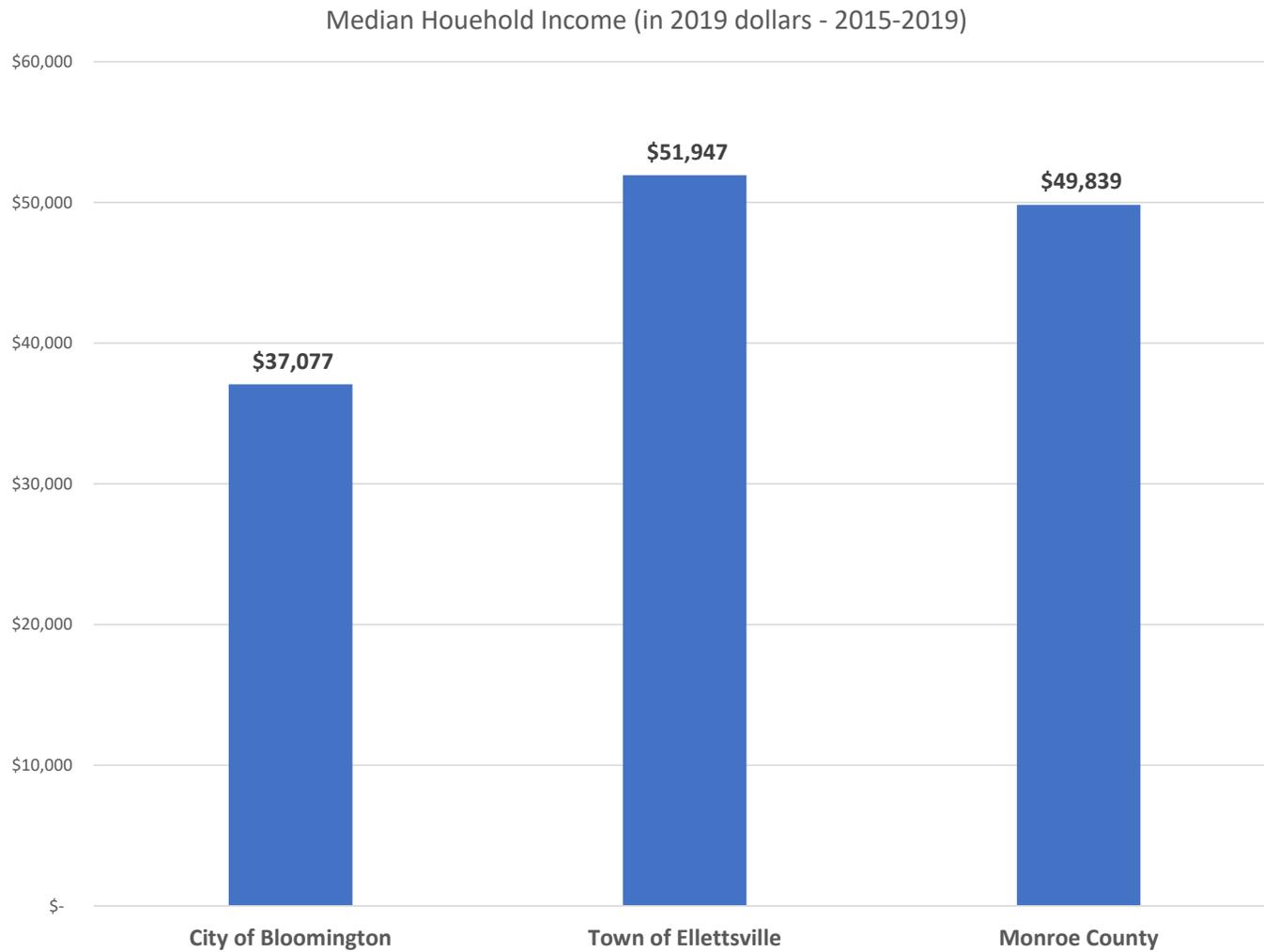
2010 Census	
City of Bloomington Residents	80,405
All Other Municipal Residents	6,576
Monroe County Residents (Unincorporated)	50,993

Source: U.S. Census Bureau (2010 Census)

City of Bloomington - Annexation

Median Household Income Comparison

May 12, 2021



Median Household Income		
City of Bloomington	\$	37,077
Town of Ellettsville	\$	51,947
Monroe County	\$	49,839

Source: U.S. Census Bureau, Median Household Income (in 2019 dollars), 2015-2019